

# **\$349,900 - 5121 118 Avenue, Edmonton**

MLS® #E4423705

**\$349,900**

4 Bedroom, 3.00 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

Nestled in the picturesque Highlands, this charming home WITH LEGAL BASEMENT SUITE offers a comfortable & functional layout perfect for modern living. The main floor features an open-concept family & living rooms & kitchen, providing ample space for family gatherings & entertaining. A convenient storage room, pantry & full bath round out the main level. You will LOVE the spectacular spiral staircase leading upstairs where youâ€™ll find 3 generously sized bedrooms, full bath, full LAUNDRY & a bright, sunny sitting room/den with patio, ideal for relaxing or working from home. The lower level includes a LEGAL SUITE with a recently updated kitchen, offering a fantastic opportunity for rental income. The home is complemented by a double detached garage, providing plenty of parking & add'l storage. Outside, the south-facing backyard boasts sunshine throughout the day, along with several well-maintained (5) storage sheds for your outdoor equipment. Recent upgrades include- roof (appx.6 yrs), parking pad (3 yrs).

Built in 1954

## **Essential Information**

MLS® # E4423705

Price \$349,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,862
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5121 118 Avenue
Area	Edmonton
Subdivision	Highlands (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 1C1

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Garage Opener, Oven-Microwave, Refrigerator, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Baseboard, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Highlands School
Middle	Highlands School
High	Eastglen

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	82
Zoning	Zone 09

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